

Airport Expedition Business Park

Discovery Blvd | Sioux City, IA | US | Woodbury County

Available Acres: 75 | Sale Price: \$40,000



Property and Area Description

Great Class "A" business park property in the heart of Sioux City's business development known as Expedition Business Park. A prime location with available ground contiguous to this site if needed. Lots in this development range in size from 1 acre up to 40 acres and include building covenants to insure quality development. The Park is anchored by the Sioux Gateway Airport, Nor-Am Distribution Centers and a variety of smaller warehouse, office, and light industrial properties. The City development staff can work up a proposal based on your company's needs. Sioux City is an aggressive community with many incentives for qualified companies. Additional information is available on the internet at www.locatesiouxcity.com or by calling (712) 224-5500.

Population



117,796
10 Mile Radius

143,401
20 Mile Radius

177,569
30 Mile Radius

Source: ESRI®, 2024

Households



43,460
10 Mile Radius

53,022
20 Mile Radius

66,747
30 Mile Radius

Source: ESRI®, 2024

Zoning:	Planned Business Park
Topography:	Flat
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Specialty Features:	Featured Property, Fiber, Intermodal, New Market Tax Credit, Opportunity Zone, TIF District
Sale Price:	\$40,000
Sale Price Note:	\$40,000 per acre negotiable
Lease Rate Note:	NA
Last Updated:	Jan 23, 2023

Transportation

Nearest Highway: Highway 20 (1.00 mi.)

Nearest Interstate: I-29 (0.50 mi.)

Ingress/Egress Notes: Brand new road to I-29 Interchange. .5 miles.

Nearest Airport: Sioux Gateway Airport (Hawthorne Aviation) (0.25 mi.)

Nearest Commercial Airport: Sioux City Gateway Airport (0.25 mi.)

Distance to Mass Transit: Adjacent

Rail Served: No

Rail Served By: Other

Rail Accessible: No

Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy Company

Natural Gas: Mid American Energy Company

Water: City of Sioux City

Sewer: City of Sioux City

Telecommunications: Fibercomm

Economic Development Contact

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Realtor/Owner Contact

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